

To Let

Leisure Opportunity

54 A & B Beech Avenue
NORTHAMPTON NN3 2HE



- Two-storey commercial premises
- Flexible accommodation suitable for a range of uses, subject to the necessary consents
- Flexible lease terms available, subject to agreement

To Let £10,000 per annum exclusive

Location

The property is situated on Beech Avenue in the established Abington area of Northampton, approximately 2 miles north-east of the town centre. The surrounding area is predominantly residential in character, with a range of local shops, services and amenities available nearby along Birchfield Road East and Wellingborough Road.

Abington Park is within close proximity, together with Northamptonshire County Cricket Ground. Wellingborough Road (A4500) provides a direct route into Northampton town centre and east towards the A45 and wider road network.

Northampton railway station is approximately 2 miles from the property and provides regular services to London Euston and Birmingham New Street.

Accommodation

The property comprises a two-storey commercial premises currently fitted and used as a dance studio.

The ground floor is arranged to provide separate studio spaces together with ancillary welfare, storage and WC facilities. The first floor provides a further studio area with additional ancillary accommodation.

The accommodation is predominantly open plan and provides flexible space suitable for continued leisure or studio use, or potentially a range of alternative uses, subject to the necessary consents.

Areas

	Sq Ft	Sq M
Ground Floor	508	47.19
First Floor	510	47.38
TOTAL	1,018	94.57

Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The incoming tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

In accordance with Money Laundering Regulations, please be aware that any prospective tenant will be asked to produce I.D. documentation when a letting is agreed and we ask for your cooperation in order to not delay matters.

Rent

To Let £10,000 per annum exclusive

Terms

The premises are available to lease upon flexible new terms.

Business Rates

The rates payable are an estimate only and applicants should verify with the Local Authority.

Rateable Value: £5,700

Rates Payable: £0

Legal costs

Each party is to be responsible for their own legal costs.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

EPC

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Services

We understand that mains services including water, drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To View and for further details please contact:

Ravi Varambhia - Underwoods

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Will McDonald - Underwoods

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[View Location](#)



These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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